118.0	0003	0029.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	119,700	/	119,700
USE VALUE:	119,700	/	119,700
ASSESSED:	119,700	/	119,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		DUNSTER LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUDREAU MARY J
Owner 2:	BOUDREAU JOHN J
Owner 3:	
Street 1:	10 DUNSTER LANE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .036 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1945, having primarily Wood Shingle Exterior and 1218 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1588.000	21,500		98,200	119,700
Total Card	0.036	21,500		98,200	119,700
Total Parcel	0.036	21,500		98,200	119,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 98.28 | /Parcel: 98.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0029.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	21,500	0	1,588.	98,200	119,700		Year end	12/23/2021
2021	101	FV	20,800	0	1,588.	98,200	119,000		Year End Roll	12/10/2020
2020	101	FV	20,800	0	1,588.	98,200	119,000	119,000	Year End Roll	12/18/2019
2019	101	FV	18,800	0	1,588.	96,800	115,600	115,600	Year End Roll	1/3/2019
2018	101	FV	18,800	0	1,588.	74,400	93,200	93,200	Year End Roll	12/20/2017
2017	101	FV	18,800	0	1,588.	70,100	88,900	88,900	Year End Roll	1/3/2017
2016	101	FV	18,800	0	1,588.	64,500	83,300	83,300	Year End	1/4/2016
2015	101	FV	17,600	0	1,588.	60,300	77,900	77,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERG ERNEST	27886-550		11/19/1997		225,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1588		Sq. Ft.	Site		0	70.	0.88	6			Other	-70					98,205						98,200	

Total AC/HA: 0.03646 | Total SF/SM: 1588 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 98,205 | Spl Credit | Total: 98,200

User Acct

76269

GIS Ref

GIS Ref

Insp Date

04/29/09

!9183!

PRINT

Date	Time
12/30/21	08:37:05

LAST REV

Date	Time
08/31/09	09:13:40

apro

PAT ACCT. 9183

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	76269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2009	Measured	372	PATRIOT
2/15/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	90.	%
Override:			%
	Total:	92.64	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291639
Depreciation:	270174
Depreciated Total:	21465

COMMENTS

HOUSE IN WINCHESER PART.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

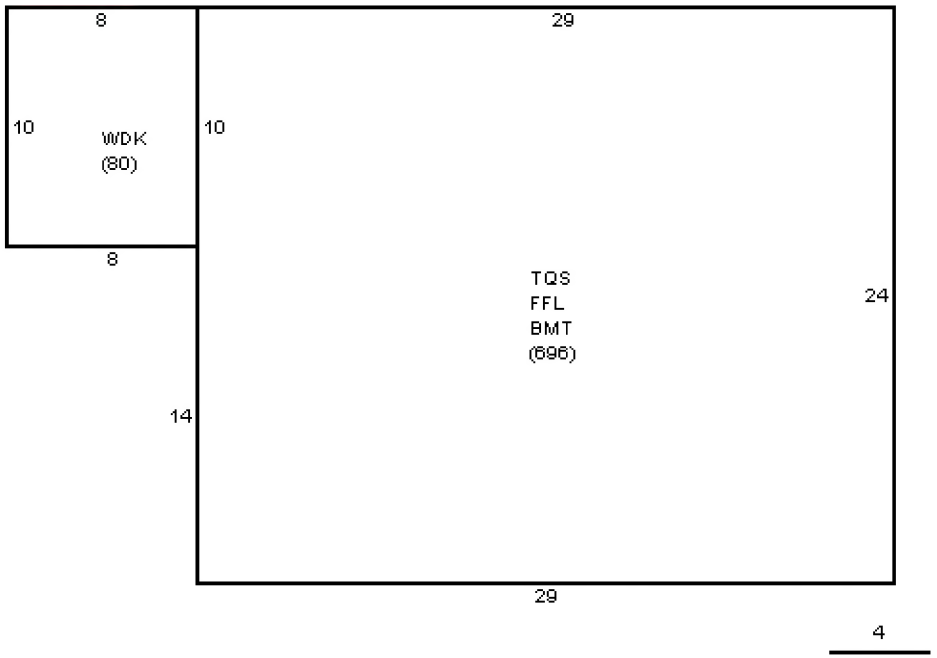
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	10.78
Final Total:	21500	Val/Su SzAd	17.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	44.550	31,004
FFL	First Floor	696	148.490	103,346
TQS	3/4 Story	522	148.490	77,509
WDK	Deck	80	16.000	1,280

Net Sketched Area:	1,994			Total:	213,139
Size Ad	1218	Gross Area	2168	FinArea	1218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0029.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: